TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2578

May 19, 2010, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:
Review of TMAPC Receipts for the Month of April 2010

1. Minutes of April 21, 2010 Meeting No. 2576
2. Minutes of April 28, 2010 Special Meeting – PLANiTULSA (Public Hearing continued)
3. Minutes of April 28, 2010 Special Meeting – PLANiTULSA (maps, consent agenda, comment log, etc.)

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

4. **LS-20371** – Larry Johnson (9318) Lot-split (PD6) (CD9)

   West of the Northwest corner East 27th Street and South Rockford Road, 1365 E. 27th Street (Related to Item 5.)

5. **LC-247**– Larry Johnson (9318) Lot Combination (PD6) (CD9)

   West of the Northwest corner East 27th Street and South Rockford Road, 1365 E. 27th Street (Related to Item 4)

6. **LS-20366** – Mexican Bakery of Tulsa (9406) Lot-split (PD5) (CD6)

   South of the Southwest corner of East Admiral Place and South Garnett Road, 40 South Garnett Road.

7. **LS-20367** – HRAOK (Dwayne Wilkerson) (0431) (Cont. from 5/4/2010) (PD16) (CD6)

   Southwest corner of East Independence Street and North Garnett Road (Related to Item 8.)

8. **LC-236** – HRAOK (Dwayne Wilkerson) (0431) (Cont. from 5/4/2010) (PD16) (CD6)

   Southwest corner of East Independence Street and North Garnett Road (Related to Item 7.)

9. **PUD-306-H – Douglas Huber** – Detail Site Plan (PD-18) (CD-2)

South of Southwest corner of 96th Street South and South Riverside Drive (Detail Site Plan for a 14,371 square foot medical office building and clinic.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

10. **Oklahoma Oncology –** (9430) Minor Subdivision Plat (PD 18) (CD 6)

Southwest corner of East 48th Street South and South Garnett Road

11. **CBOA–2369 –** (7224) Holy Apostles Church of Tulsa, Inc., Plat Waiver (County)

15710 South Peoria Avenue

12. **LS-20373**– Mike Marrara (Harden & Assoc.) (9031) Waiver of Subdivision regulations for more than three side lot lines (County)

North of the northeast corner of South 265th West Avenue and West 55th Street South, 5425 S. 265th West Avenue (Related to Item 13.)

13. **LC-249**– Mike Marrara (Harden & Assoc.) (9031) Lot Combination (County)

North of the northeast corner of South 265th West Avenue and West 55th Street South, 5425 S. 265th West Avenue (Related to Item 12.)

14. **LS-20370** – Mark Bradley Bickerstaff (2433) Lot-split (County)

East of the northeast corner of North 139th East Avenue and East 126th Street North, 14103 East 126th Street North

OTHER BUSINESS

Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District

NOTICE: **If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526**

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Mission Statement

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers

Wednesday, May 19, 2010 – 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. The "Tulsa Park and Recreation Plan" – Steve Carr

Adjourn.

Visit our website at www.tmapc.org

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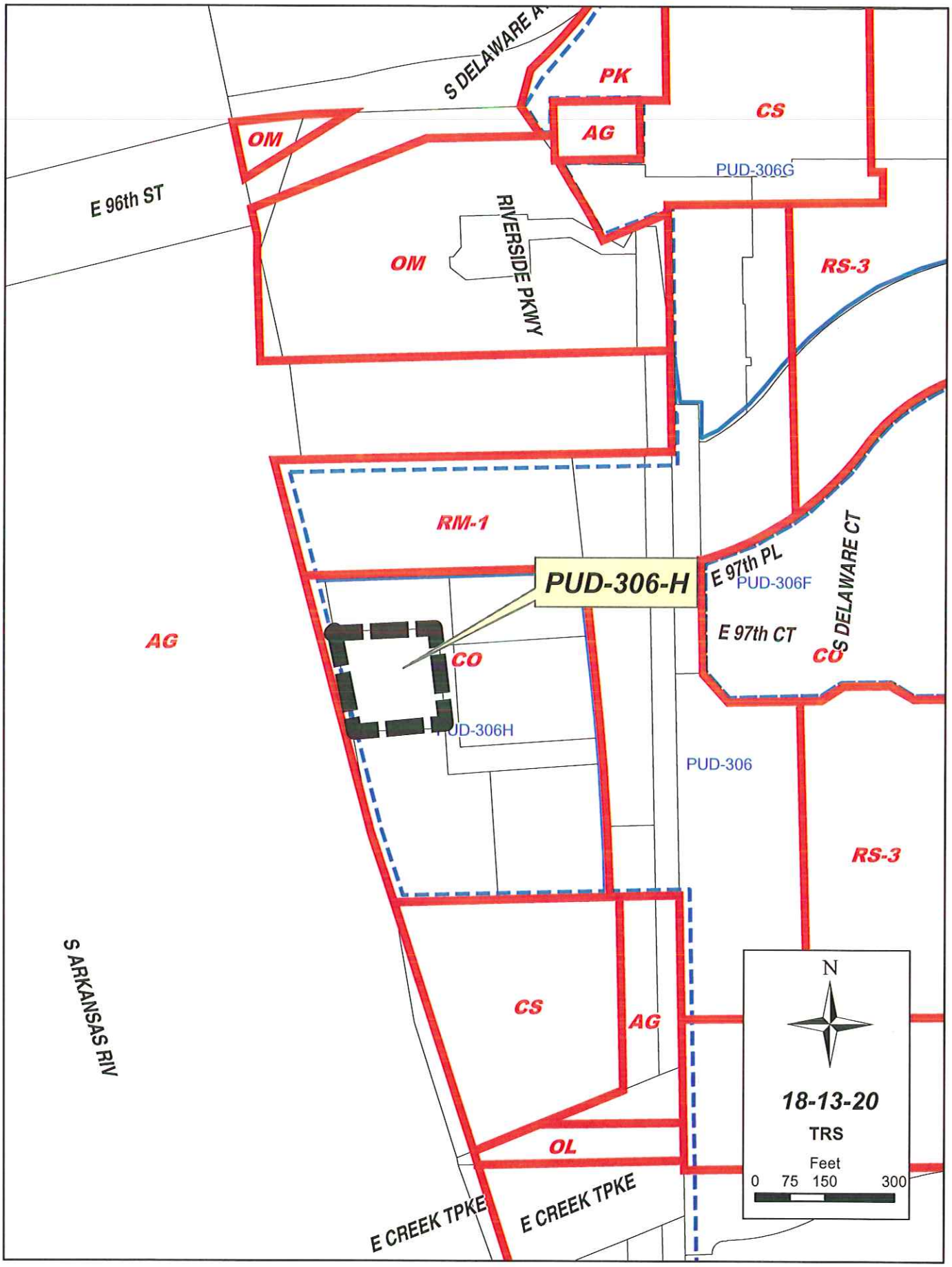
TMAPC RECEIPTS
Month of April 2010

	---------- Current Period ----------				---------- Year To Date ----------			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	9	$45.00	$45.00	$90.00	76	$400.00	$400.00	$800.00
Zoning	4	1,300.00	1,300.00	2,600.00	43	12,056.25	12,056.25	24,112.50
PUDs & Plan Reviews	51	4,750.00	4,750.00	9,500.00	369	29,241.00	29,241.00	58,482.00
Refunds		0.00	0.00	0.00	2	(250.00)	(250.00)	(500.00)
Fees Waived		0.00	0.00	0.00	1	830.00	830.00	1,660.00
		$6,095.00	$6,095.00	$12,190.00		$41,447.25	$41,447.25	$82,894.50
LAND DIVISION								
Minor Subdivisions	1	$325.00	$325.00	$650.00	13	$4,550.00	$4,550.00	$9,100.00
Preliminary Plats	1	435.00	435.00	870.00	10	6,417.50	6,417.50	12,835.00
Final Plats		0.00	0.00	0.00	11	4,727.53	4,727.52	9,455.05
Plat Waivers	1	125.00	125.00	250.00	16	2,250.00	2,250.00	4,500.00
Lot Splits	6	277.00	277.00	554.00	48	2,922.50	2,922.50	5,845.00
Lot Combinations	12	600.00	600.00	1,200.00	58	3,050.00	3,050.00	6,100.00
Access Changes		0.00	0.00	0.00	7	175.00	175.00	350.00
Other		0.00	0.00	0.00	2	100.00	100.00	200.00
Refunds			0.00	0.00	0	150.00	150.00	300.00
Fees Waived		0.00	0.00	0.00	3	150.00	150.00	300.00
		$1,762.00	$1,762.00	$3,524.00		$24,342.53	$24,342.52	$48,685.05
BOARDS OF ADJUSTMENT								
Fees	27	$9,100.00	$2,213.00	$11,313.00	173	$52,960.00	$13,813.00	$66,773.00
Refunds			0.00	0.00	5	(1,150.00)	(700.00)	(1,850.00)
NSF Check			0.00	0.00	1	(600.00)	0.00	(600.00)
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		$9,100.00	$2,213.00	$11,313.00		$51,210.00	$13,113.00	$64,323.00
TOTAL		**$16,957.00**	**$10,070.00**	**$27,027.00**		**$116,999.78**	**$78,902.77**	**$195,902.55**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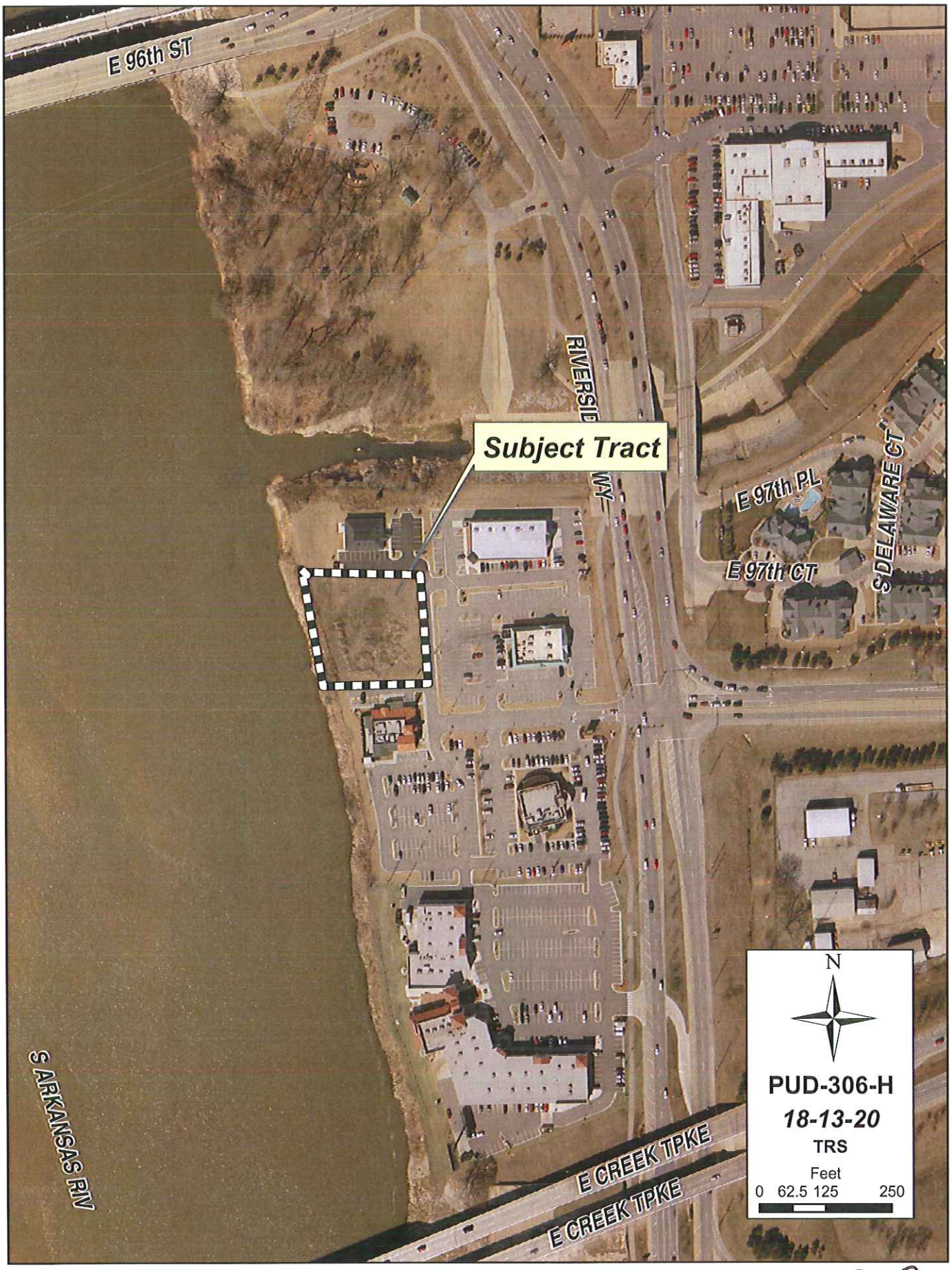
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May 19, 2010

STAFF RECOMMENDATION

PUD-306-H: Detail Site Plan – South of the southwest corner of 96th Street South and South Riverside Drive; Lot 4, Block 1 – Riverside Market II Amended; 9716 South Riverside Drive; TRS 18-13-20; CZM 56; Atlas 2091; PD 18; CD 2; CO/PUD.

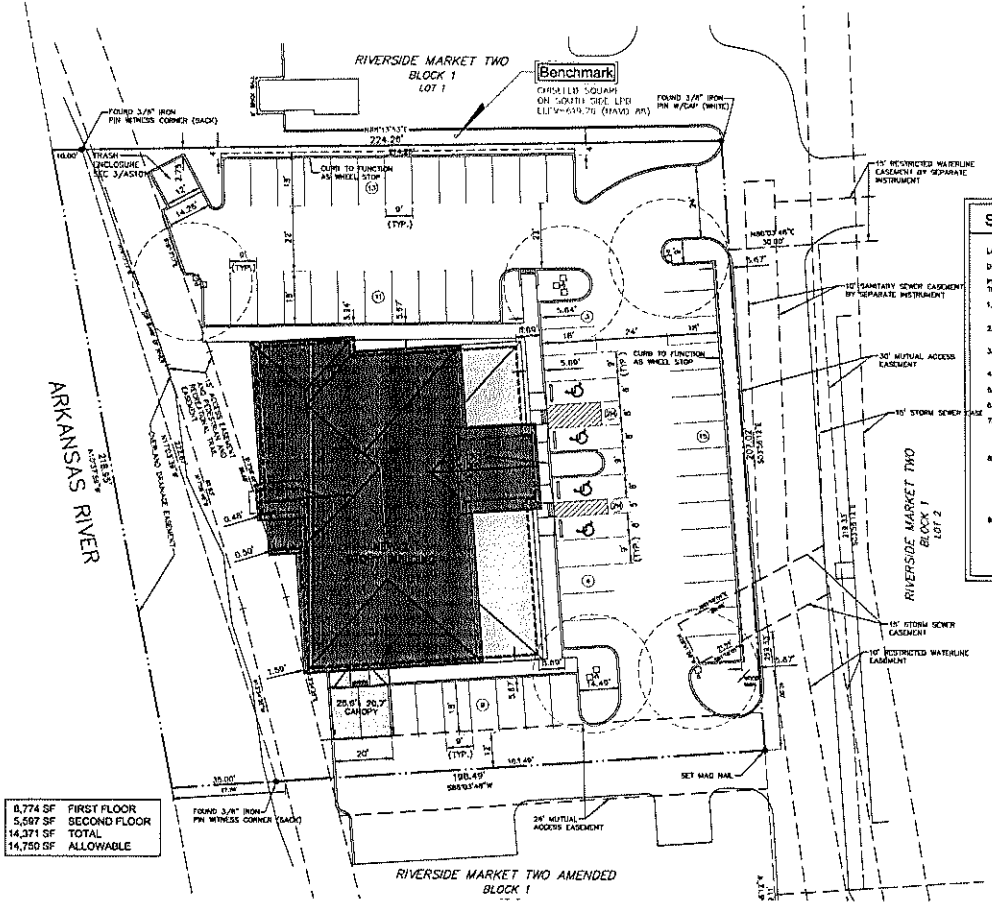
The applicant is requesting approval of a detail site plan for a 14,371 square foot medical office building and clinic. The proposed use, Use Unit 11 – Offices, Studios and Support Services is a permitted use in PUD-306-H.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided via mutual access easement from Riverside Drive. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per PUD requirements and the landscape chapter of the Zoning Code. All sight lighting, including building mounted, is limited to 16' in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD.

Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – Riverside Market II Amended.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

9.3



1 **Site Plan**
SCALE: 1"=20'-0"
NORTH

SITE SUMMARY

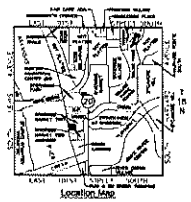
LAND AREA (NET): 1.037 ACRES (44,768 SF)

DEVELOPMENT STANDARDS:

PERMITTED USES:
The uses permitted as a matter of right within a CS district.

1. PROPOSED USES:
   Use Unit 10, Off-Street Parking, 11, Offices, Studios and Support Services
2. MAXIMUM BUILDING FLOOR AREA (LOT 4): 130,000 SQ. FT.
   BUILDING AREA PROPOSED: 14,371 SQ. FT.
3. MAXIMUM FLOOR AREA RATIO PER LOT: OFFICE: .5 OTHER: .3
4. MAXIMUM BUILDING HEIGHT: 5 STORIES
5. MAXIMUM BUILDING COVERAGE/LOT: 30%
6. MINIMUM LOT FRONTAGE ON EAST RIVERSIDE PARKWAY: 145 feet
7. MINIMUM BUILDING SETBACKS:
   From Riverside Parkway Right-of-way: 50 feet
   From other boundaries: 10 feet
8. MINIMUM LANDSCAPED OPEN SPACE:
   A minimum of ten percent of the net lot area shall be improved as internal landscaped open space in accord with the provision of the PUD Chapter and Landscape Chapter of the Tulsa Zoning Code.

   MIN. PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 10%, 4,477 SQ. FT.
   MIN. PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 19.17%, 8,579 SQ. FT.
9. OFF-STREET PARKING:
   As required by the applicable Use Unit of the Tulsa Zoning Code.
   MEDICAL: 14,371 @ 1/250 = 58
   58 = Required
   58 = Provided



Location Map

Legal Description

A TRACT OF LAND THAT IS PART OF LOT FOUR (4), OF RIVERSIDE MARKET TWO AMENDED, A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 1 OF RIVERSIDE MARKET TWO, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

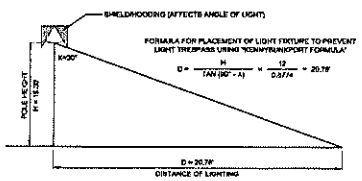
COMMENCING AT A POINT THAT IS THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE PARKWAY; THENCE S 88°53'49" W ALONG THE MOST SOUTHERLY LINE OF LOT 4 FOR 224.29 FEET; THENCE N 03°06'12" W ALONG A WESTERLY LINE OF LOT 4 FOR 69.91 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE S 86°53'49" W ALONG A SOUTHERLY LINE OF LOT 4 FOR 198.49 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF LOT 4; THENCE N 03°37'56" W ALONG THE MOST WESTERLY LINE OF LOT 4 FOR 216.93 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF LOT 4; THENCE N 86°53'47" E ALONG A NORTHERLY LINE OF LOT 4 FOR 324.39 FEET; THENCE S 03°06'12" E ALONG AN EASTERLY LINE OF LOT 4 AND THE NORTHERLY EXTENSION THEREOF FOR 307.82 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

AND

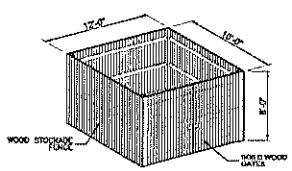
MUTUAL ACCESS EASEMENT

A TRACT OF LAND THAT IS PART OF LOT 4 OF RIVERSIDE MARKET TWO AMENDED, A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 1 OF RIVERSIDE MARKET TWO, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NUMBER 5868 THEREOF.

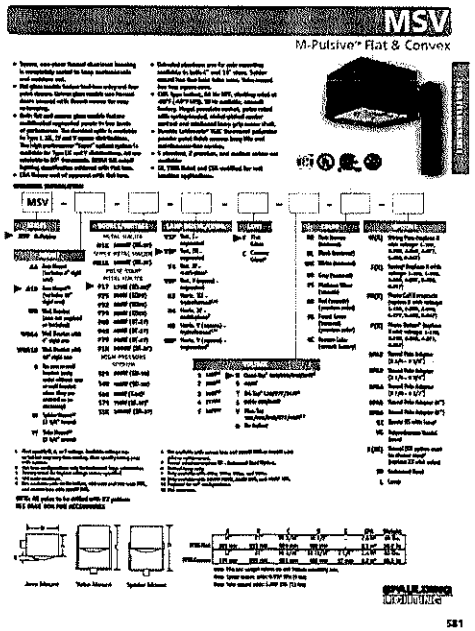
BEGINNING AT A POINT THAT IS THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE PARKWAY; THENCE S 88°53'49" W ALONG THE MOST SOUTHERLY LINE OF LOT 4 FOR 136.79 FEET; THENCE N 03°06'12" W ALONG A WESTERLY LINE OF LOT 4 AND THE NORTHERLY EXTENSION THEREOF FOR 299.33 FEET TO A CORNER OF LOT 4; THENCE N 86°53'47" E ALONG A NORTHERLY LINE OF LOT 4 FOR 36.00 FEET TO A CORNER OF LOT 4; THENCE S 03°06'12" E ALONG AN EASTERLY LINE OF LOT 4 FOR 216.33 FEET; THENCE N 86°53'49" W ALONG A NORTHERLY LINE OF LOT 4 FOR 104.13 FEET TO A POINT THAT IS THE MOST EASTERLY NORTHEAST CORNER OF LOT 4; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 4 ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00°30'25" AND A RADIUS OF 1446.50 FEET FOR AN ARC LENGTH OF 30.00 FEET WITH A CHORD BEARING OF S 04°21'37" E FOR A CHORD DISTANCE OF 46.95 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.



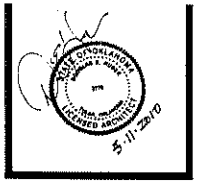
2 **Site Lighting Diagram**
NO SCALE



3 **Trash Enclosure Detail**
NO SCALE



4 **Site Lighting Fixture Detail**
NO SCALE



ERGENT CARE
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TULSA, OKLAHOMA 74137

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Tulsa, Oklahoma 74137
Tel: (918) 906 7105
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PROJECT NO.: DH09-009

DATE: 15 APRIL 2010
REVISED: 11 MAY 2010

SHEET:
AS-101

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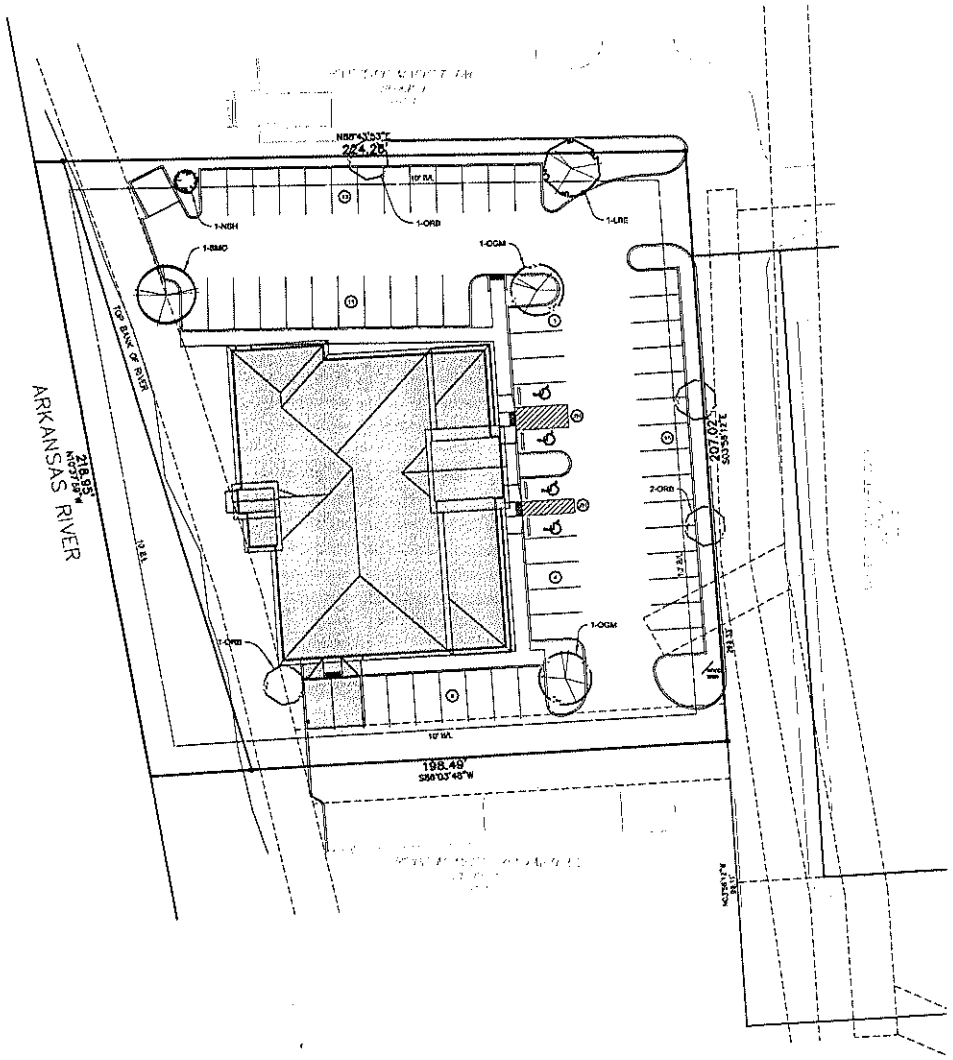

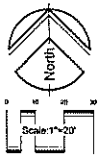

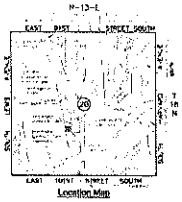

PUD No. 306-H

PUD Landscape Plan

Ergent Care

in Riverside Market Two

City of Tulsa, Tulsa County, Oklahoma

Landscape Requirements		
STREET YARD OPEN SPACE *(NOT LESS THAN 15%)*	REQUIRED	PROVIDED
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED	10% - 4,477 S.F.	19.17% - 8,576 S.F
STREET YARD REQUIREMENT *(1 TREE PER 1,000 SQUARE FEET)*	REQUIRED	PROVIDED
EAST DRIVE *(2,070.20/1,000)*	2 TREES	2 TREES
PARKING LOT LANDSCAPE *(1 TREE PER 12 PARKING SPACES OUTSIDE STREETYARD)*	REQUIRED	PROVIDED
59 PARKING SPACE *(59/ 12)*	5 TREES	9 TREES

Plant Material Schedule					
QUANTITY	TAG	COMMON NAME	BOTANICAL NAME	SIZE/ REMARKS	SPACING
1	SMO	SHUMARD OAK	QUERCUS SHUMARDII	2" CAL., 10'-12' HT., FULL	AS SHOWN
1	LSE	LACEBARK ELM	ULMUS PARVIFOLIA	2" CAL., 10'-12' HT., FULL	AS SHOWN
2	OGM	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY MAPLE'	2" CAL., 10'-12' HT., FULL	AS SHOWN
4	ORB	OKLAHOMA REDBUD	CERCIS RENIFORMIS	2" CAL., 10'-12' HT., FULL	AS SHOWN
1	NSH	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	6'-8' HT., PYD., FULL	AS SHOWN

ABBREVIATIONS: B&B - BALLED AND BURLAPPED, CAL. - CALIPER, GAL. - GALLON, HT. - HEIGHT, LF - LINEAR FEET, SF - SQUARE FEET, MULTI - MULTI-STEMMED, O.C. - ON CENTER, PYD. - PYRAMIDAL
NOTE: ABOVE PLANT SCHEDULE QUANTITIES ARE FOR CONTRACTOR CONVENIENCE AND SHOULD BE VERIFIED PRIOR TO ISSUANCE OF BID AND CONSTRUCTION.

I, MATTHEW DAVID BAER, HEREBY CERTIFY THIS SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 10, SECTION 1002 OF THE CITY OF TULSA ZONING CODE.

Matthew B 4.15.10

SIGNATURE DATE

STATE OF OKLAHOMA MATTHEW DAVID BAER No. 0012 4-15-10

OK CA No. 2017 * EXP. 6/30/11
TANNER CONSULTING, LLC.

ERGENT CARE
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PROJECT NO.: DH09-009

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REVISED:

SHEET:

LP-100

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9.5

General Notes

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. CROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS.

Soil Preparation

ALL SHRUB, GROUNDCOVER, AND SEASONAL PLANTING AREAS SHALL RECEIVE SOIL PREPARATION / AMENDMENTS PER SPECIFICATION 02950.

MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

EACH TREE SHALL RECEIVE TWO (2) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

Mulch

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED CYPRESS MULCH. REFER TO PLANT DETAILS FOR MULCH DEPTH.

Lawn Areas

ALL AREAS OF THE SITE (AND ADJACENT STREET RIGHT-OF-WAYS) THAT ARE DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH 419 BERMUDA, UNLESS SHOWN FOR OTHER PLANTINGS.

APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:

MAY 1 - AUGUST 31: APPLY A 10-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 - APRIL 30: APPLY MILORGANITE 6-2-0 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET OF LAWN AREA. FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

Irrigation Notes

AN UNDERGROUND, FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.

Planting Notes

QUANTITIES OF MATERIALS SHOWN IN PLANT MATERIAL LIST IS FOR CONTRACTORS CONVENIENCE AND INFORMATION ONLY. CONTRACTOR TO VERIFY QUANTITIES AND PROVIDE ALL PLANTS AS SPECIFIED TO LANDSCAPE PLAN TO PROVIDE A COMPLETE PROJECT.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

LANDSCAPE ARCHITECT AND/OR OWNER REPRESENTATIVE RESERVES THE RIGHT TO REVISE PROPOSED PLANT LIST AND/OR LOCATION OF PLANTS AS DEEMED NECESSARY.

LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.

ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.

ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMANS "AMERICAN STANDARD OF NURSERY STOCK." OWNER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.

LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO STARTING WORK. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.

ALL FINISH GRADING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. EARTHWORK CONTRACTOR SHALL PERFORM ROUGH GRADING FOR ANY BERMS.

ALL PLANTING BEDS MUST BE SLOPED AWAY FROM ALL STRUCTURES.

WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

CULTIVATE GROUND COVER PLANTING BEDS TO DEPTH OF 6". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/MANURE TO THREE (3) PARTS SOIL.

ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.

SEASONAL ANNUAL BEDS ARE TO BE PLANTED WITH LOCAL MATERIALS THAT WILL OFFER THE LONGEST LASTING AND BOLDEST COLOR DISPLAY AT THE TIME OF INSTALLATION.

FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER, EXCEPT FOR ANNUAL AND PERENNIAL BEDS.

USE WOOD SHREDDED MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.

PLACE 3"-4" OF MULCH IN ALL SHRUB BEDS, PLACE 2" OF MULCH IN GROUND COVER BEDS, PLACE 4" OF MULCH IN ALL TREE SAUCERS. TOP OF MULCH SHALL BE BELOW FINISHED FLOOR FOR ALL BEDS ABUTTING STRUCTURES.

PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

4"x3/16" PAINTED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE.

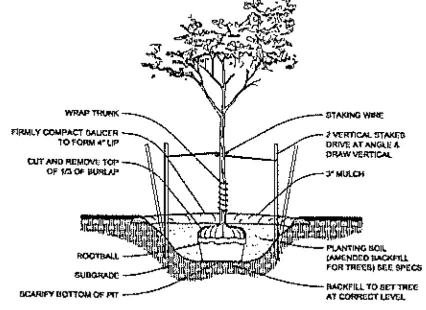
THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN PLANTS HEALTHY CONDITION.

AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.

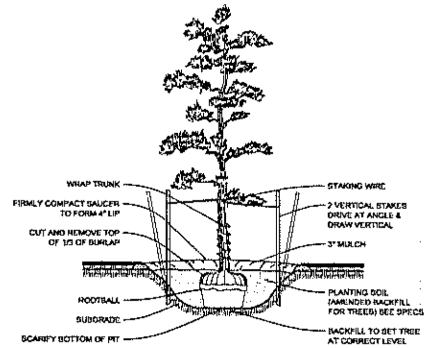
GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE PLANTED AT THE APPROPRIATE PLANTING TIMES.

AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.

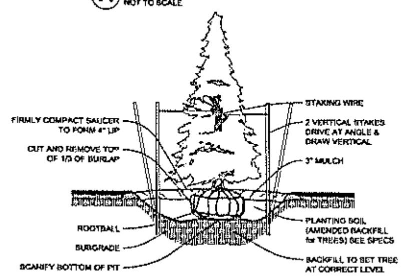
LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.



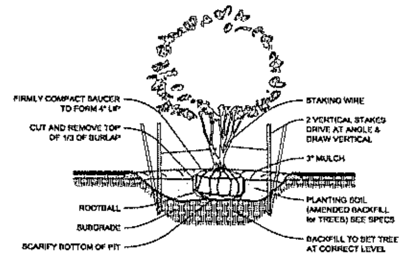
(A) DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



(B) EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



(C) CONIFER TREE PLANTING DETAIL
NOT TO SCALE



(D) MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

OK CA No 2017 • EXP. 6/30/11
TANNER CONSULTING, LLC.

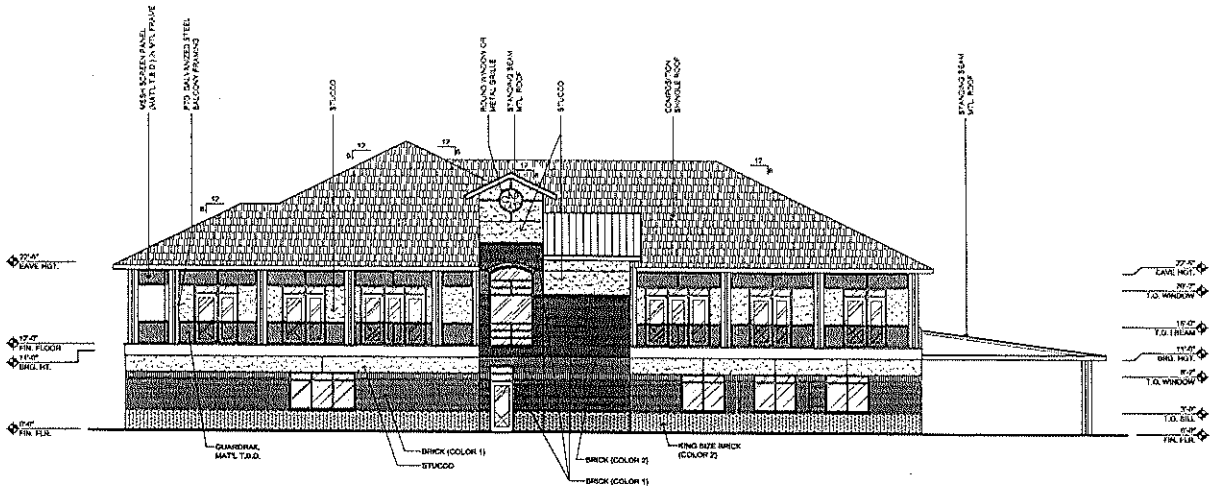
ERGENT CARE
9645-C S. RIVERSIDE DRIVE
TULSA, OKLAHOMA 74137

DOUG

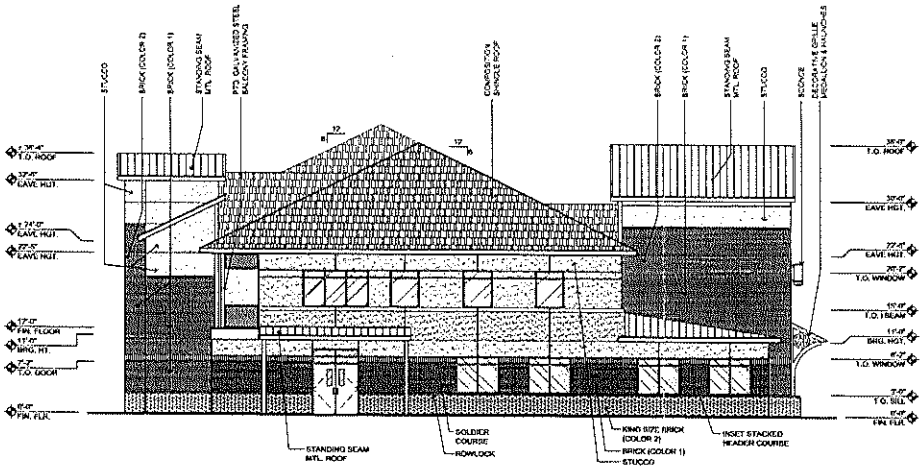
Douglas Huber Architects
10129 E. Joplin Ave
Tulsa, Oklahoma 74137
Tel: (918) 906 7105
www.dougarch.com
dhuber@dougarch.com

PROJECT NO.: DH09-009
DATE: 15 APRIL 2010
REVISED:
SHEET:
LP-101

9.6



1 **West Elevation**
SCALE: 1/8"=1'-0"



2 **South Elevation**
SCALE: 1/8"=1'-0"

ERGENT CARE
9645-C S. RIVERSIDE DRIVE
TULSA, OKLAHOMA 74137
EXTERIOR ELEVATIONS

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PROJECT NO.: DH00-009

DATE: 15 APRIL 2010
REVISED:

SHEET:
A-202

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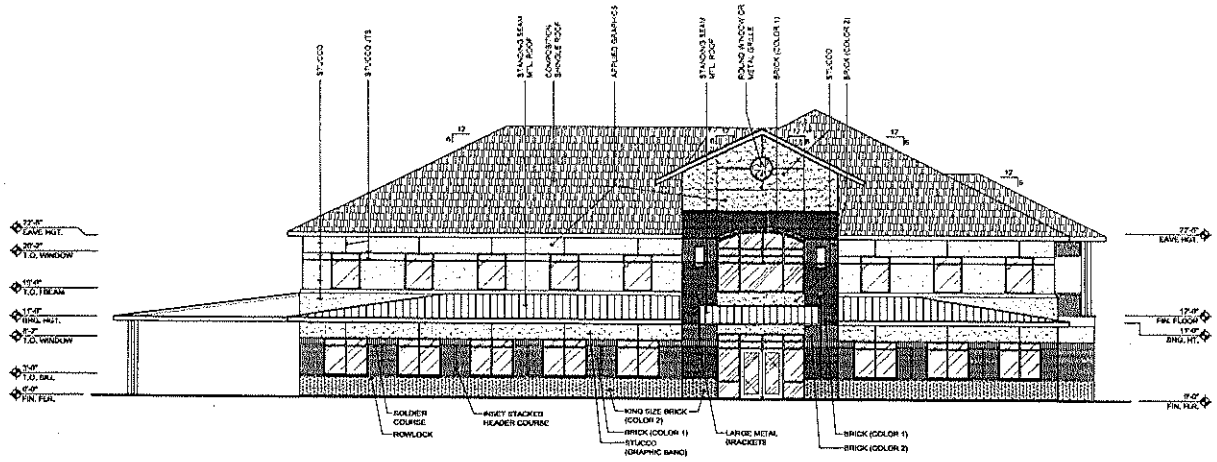
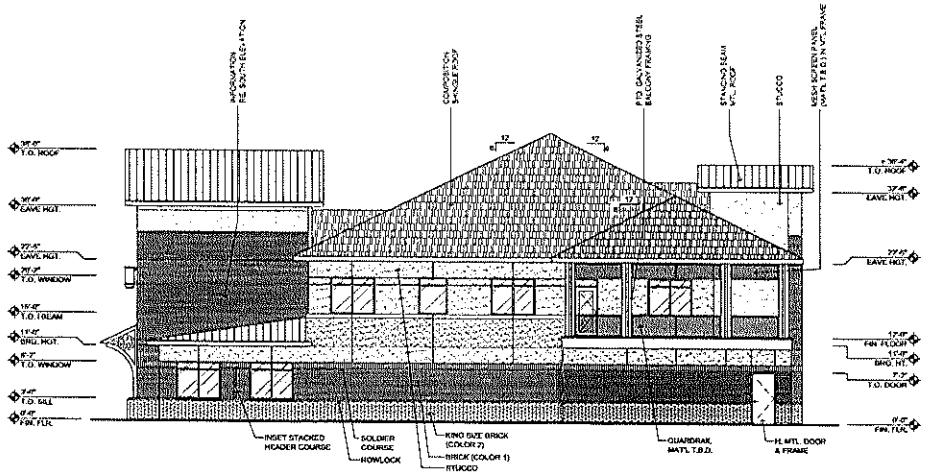
9.1



1 **East Elevation**
SCALE: 1/8"=1'-0"



2 **North Elevation**
SCALE: 1/8"=1'-0"

ERGENT CARE
9645-C S. RIVERSIDE DRIVE
TULSA, OKLAHOMA 74137
EXTERIOR ELEVATIONS

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PROJECT NO.: DH09-009

DATE: 15 APRIL 2010
REVISED:

SHEET:
A-201

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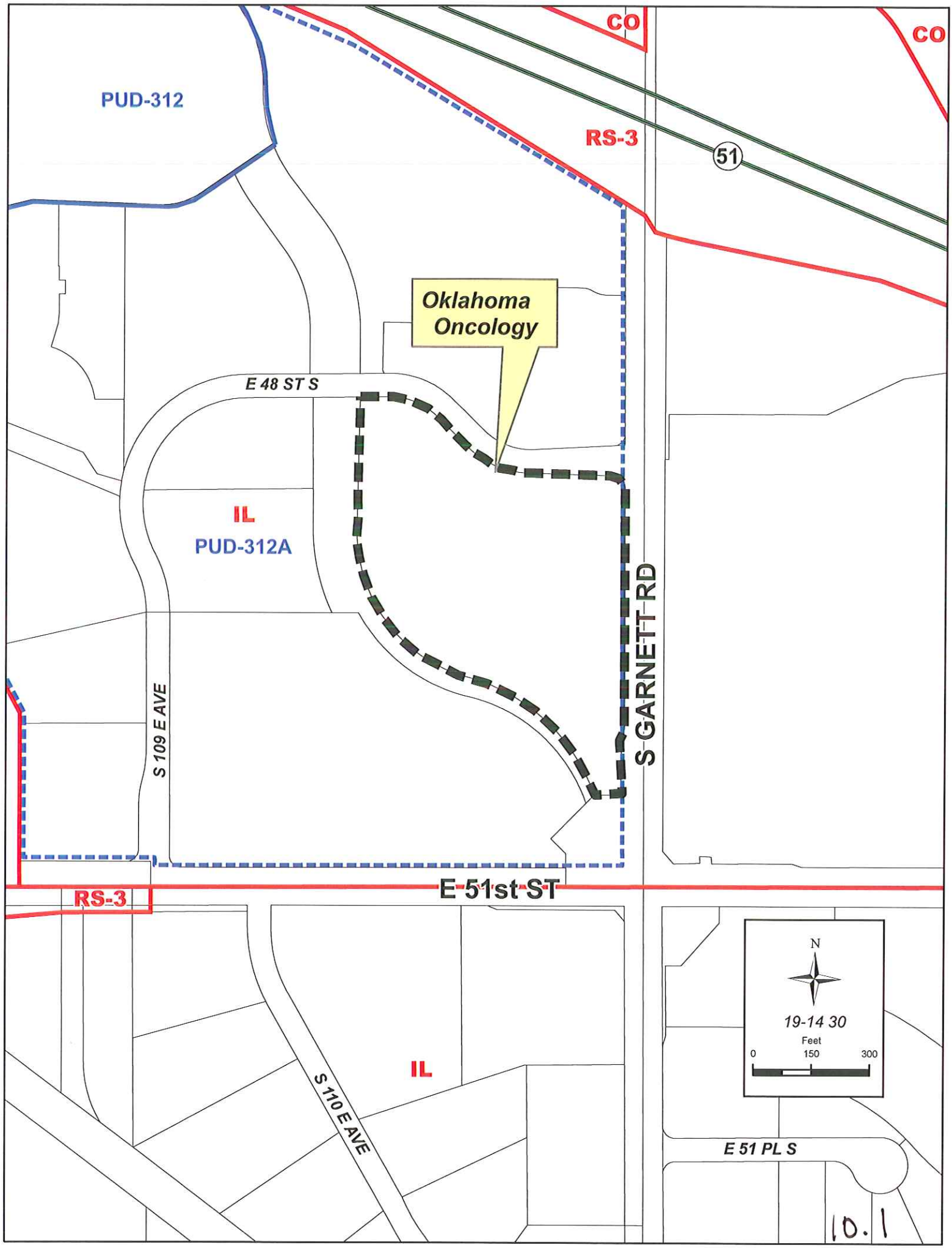
9.8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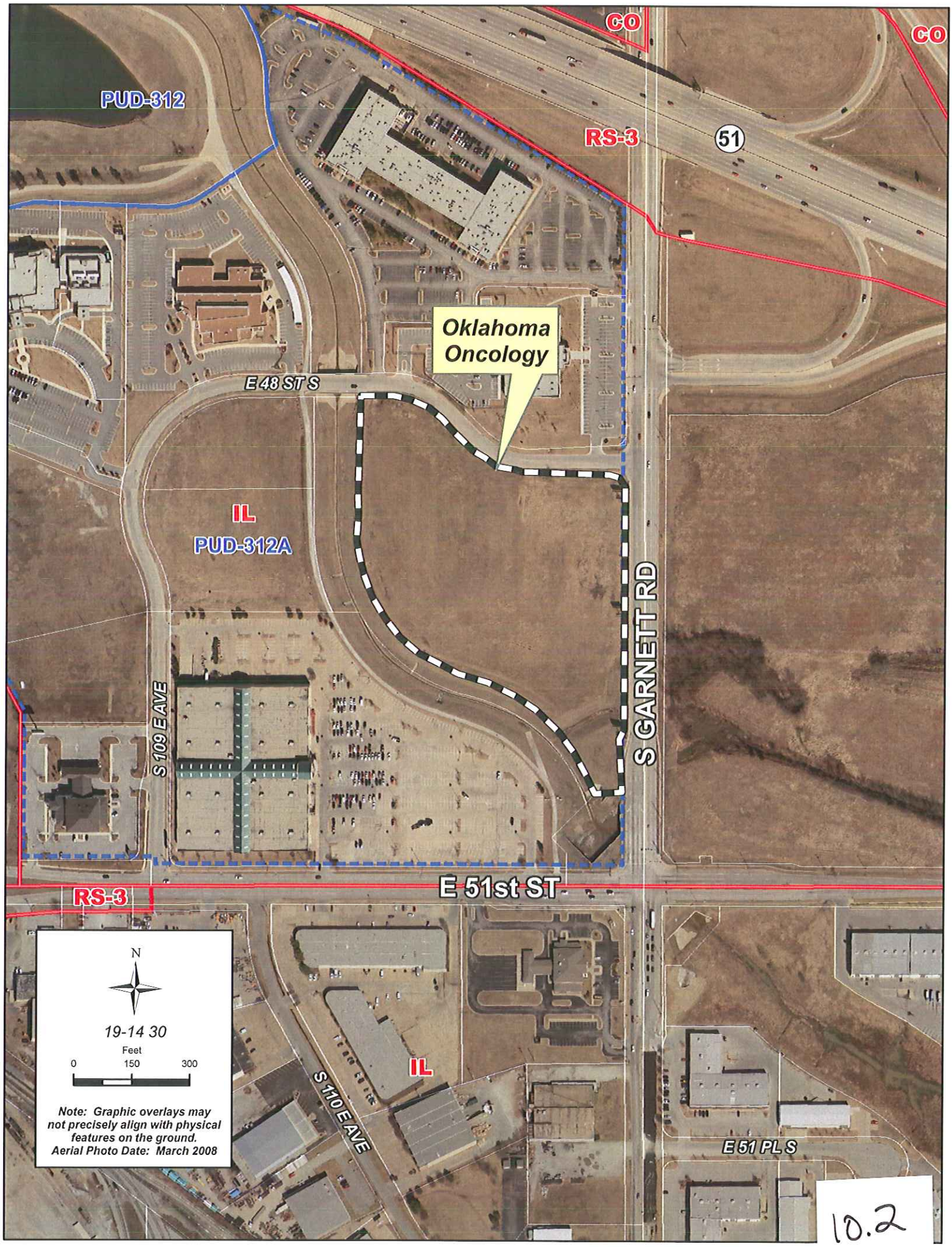
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008
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10.2

MINOR SUBDIVISION PLAT

Oklahoma Oncology - (9430) (PD 18) (CD 6)
Southwest corner of East 48th Street South and South Garnett Road

This plat consists of 2 Lots, 1 Block, on 9.5 acres.

The following issues were discussed May 6, 2010, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 312 A. A minor amendment has been processed to facilitate a reallocation of floor area.

2. **Streets:** Access widths must be limited to 36 feet each. Add standard language for sidewalks. Show driveways and sidewalks.

3. **Sewer:** The existing 24 inch sanitary sewer trunk main is approximately 20 feet deep within the existing 20 foot sanitary sewer easement. Therefore, the entire existing easement area is necessary for maintenance of the sewer pipe, and no overlay of utility easement will be allowed. Locate the required perimeter utility easement so that it will not interfere with the City's use of the sewer easement. No service connections will be allowed on the existing 24 inch main. An 8 inch mainline extension will be required for your service connections. Access must be provided for both proposed lots.

4. **Water:** Should additional water lines be needed within the site development for fire hydrant coverage, then an Infrastructure Development Project may be required.

5. **Storm Drainage:** The drainage easement should be an Overland Drainage Easement. Reduce the size of the overland drainage easement to remove the drainage, sewer and maintenance easements located at the very southern tip of lot 2. Add a section for roof drainage. No drainage plan was included.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment. Releases received.

7. **Other: Fire:** Based on the size of the lots shown and actual locations of the buildings, additional fire hydrants may be required to meet the guidelines of

the International Fire Code. **GIS:** Label all subdivisions within the mile section of the location map. Add the date of preparation at the bottom of the sheet on the face of the plat. Provide the CA number and renewal date for the Engineer. Submit a subdivision control data sheet. Fix inconsistencies between the metes and bounds legal description and what is shown on the face of the plat (add a leading zero before the number zero to the bearing degrees in the metes and bounds legal description). Verify that the maintenance easement, established in Book 5482, Page 1743, located at the southern tip of the property has been properly identified. It is an unusual shape. Standard language has not consistently been used. Get the standard language off of the City website and verify that each section uses the latest language. Section IH, assumed to mean overland drainage easement refers to multiple lots which would require the easement be placed in a reserve and that a lot owners association be created for maintenance. If this is not the intent then use the standard overland drainage easement language found on line. Conceptual plan needs to be clarified and improved.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Items of concern to TAC have been corrected and release letters have been received.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works/development services department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

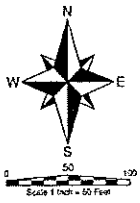
22. All other Subdivision Regulations shall be met prior to release of final plat.

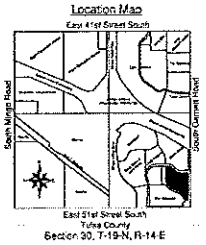
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

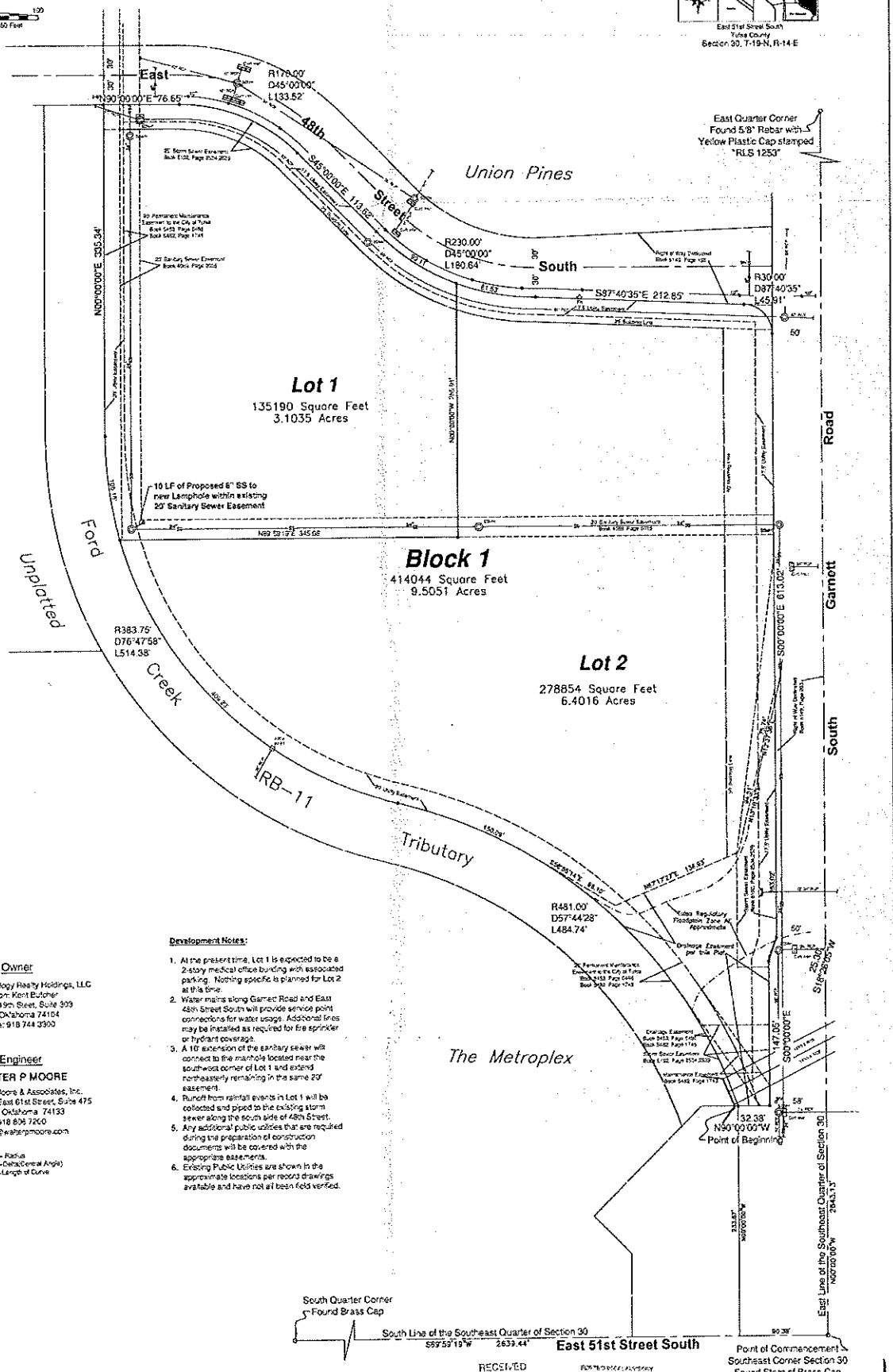
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Oklahoma Oncology

Conceptual Improvements Plan







Development Notes:

1. At the present time, Lot 1 is expected to be a 2-story medical office building with associated parking. Nothing specific is planned for Lot 2 at this time.
2. Water mains along Garnet Road and East 48th Street South will provide service point connections for water usage. Additional lines may be installed as required for fire sprinkler or hydrant coverage.
3. A 10' extension of the sanitary sewer will connect to the manhole located near the south-west corner of Lot 1 and extend northeasterly remaining in the same 20' easement.
4. Runoff from rainfall events in Lot 1 will be collected and piped to the existing storm sewer along the south side of 48th Street.
5. Any additional public utilities that are required during the preparation of construction documents will be covered with the appropriate easements.
6. Existing Public Utilities are shown in the approximate locations per record drawings available and have not all been field verified.

Owner

Oklahoma Oncology Realty Holdings, LLC
Attention: Kent Butcher
1705 East 19th Street, Suite 303
Tulsa, Oklahoma 74104
Phone: 918 744 3300

Engineer

WALTER P MOORE

Walter P. Moore & Associates, Inc.
Triad I, 7666 East 61st Street, Suite 475
Tulsa, Oklahoma 74133
918 806 7200
halen@waterpmoore.com

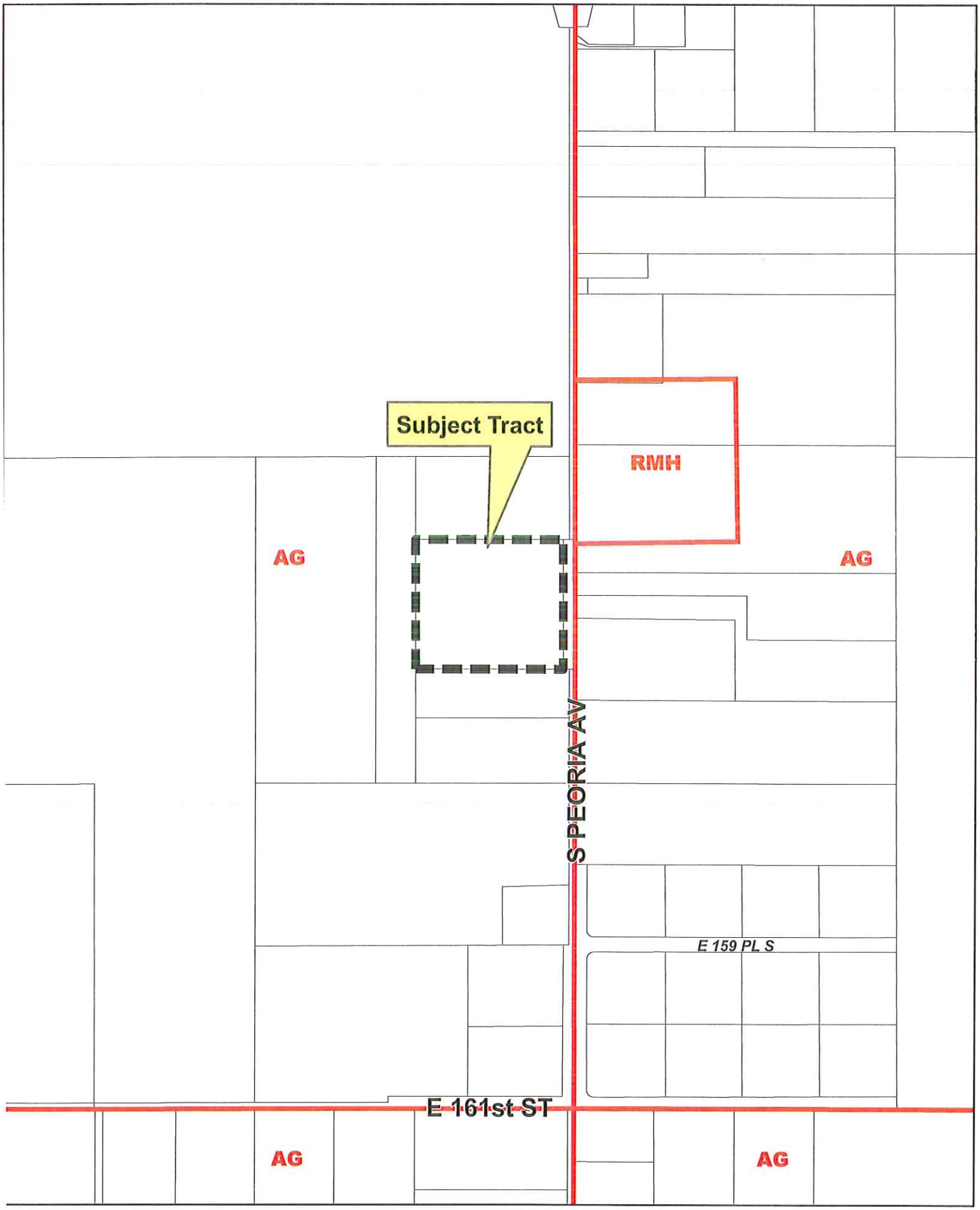
R= Radius
D=Delta(Central Angle)
L=Length of Curve

RECEIVED
APR 15 2010
Tulsa Metropolitan Area Planning Commission

RECEIVED
MAY 06 2010
TULSA METROPOLITAN AREA PLANNING COMMISSION

Oklahoma Oncology
Conceptual Improvements Plan

10.7



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PLAT WAIVER

May 19, 2010

BOA 2369 - (7224) (County)
15710 South Peoria Avenue

The platting requirement is being triggered by a Board of Adjustment case requesting an additional cemetery use for an existing church use (Holy Apostles church).

Staff provides the following information from TAC at their May 6, 2010 meeting:

ZONING:

- TMAPC Staff: This case involves an addition of a cemetery to a platted church use.

STREETS:

- Sidewalks required per subdivision regulations. Access is limited to 36 feet in width each.

SEWER:

- Out of Tulsa service area. No comment.

WATER:

- Site located in the service area of Creek RWD # 2.

STORM DRAIN:

- No comment.

FIRE:

- Applicant shall get with responding fire department for comments pertaining to this plat waiver.

.

UTILITIES:

- No comment.

County Engineer:

No concerns.

.

Staff can recommend **APPROVAL** of the plat waiver conditioned upon Board of Adjustment approval of the requested use. The Board will review the case the day before this planning commission agenda date.

11.2

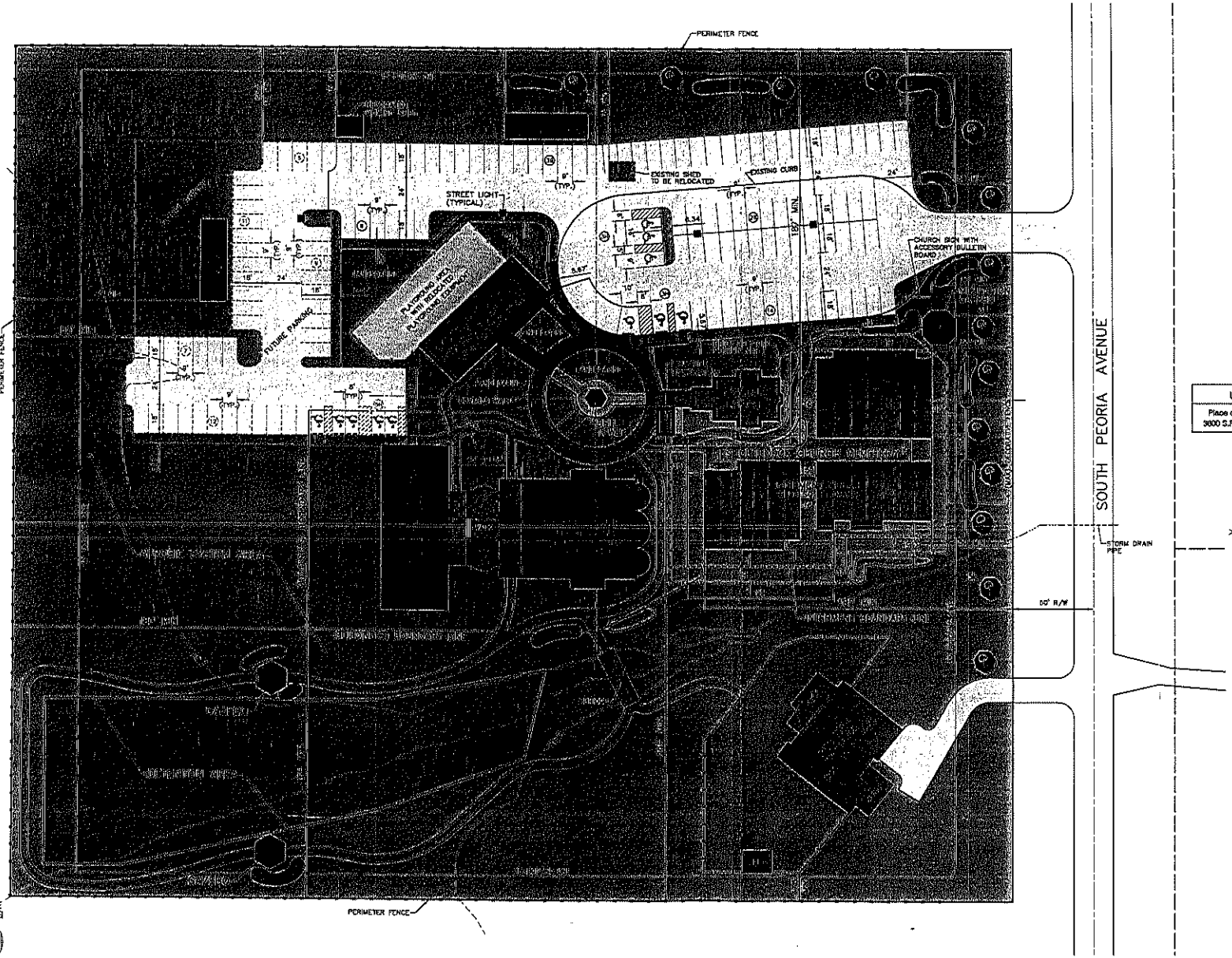
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

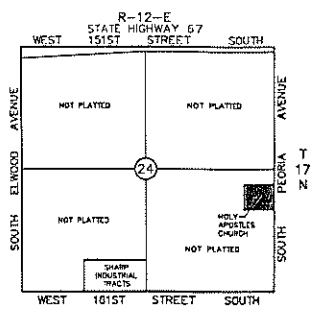
		Yes	*NO*
1.	Has Property previously been platted?	X	
2.	Are there restrictive covenants contained in a previously filed plat?	X	
3.	Is property adequately described by surrounding platted properties or street right-of-way?	X	

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

		YES	**NO**
4.	Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6.	Infrastructure requirements:		
	a) Water		
	i. Is a main line water extension required?		X
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		X
	b) Sanitary Sewer		
	i. Is a main line extension required?		X
	ii. Is an internal system required?		X
	iii Are additional easements required?		X
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		X
	ii. Is an Overland Drainage Easement required?		X
	iii. Is on site detention required?		X
	iv. Are additional easements required?		X
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		X
9.	Is the property in a P.U.D.?		X
	a) If yes, was plat recorded for the original P.U.D.		
10.	Is this a Major Amendment to a P.U.D.?		X
	a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11.	Are mutual access easements needed to assure adequate access to the site?		X
12.	Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

11.3





Location Map

Parking Requirements

Use	Ratio (SEC. 1205.4)	Required Parking	Proposed Parking
Place of Worship 3600 S.F. Sanctuary	1 to 40 S.F.	90 Spaces	93 Spaces

Legend

LANDSCAPE PLANTING (TYP.)

*NOTE:
PRIOR TO ANY USE OF THE CEMETERY, TEN (10) TREES WILL BE INSTALLED WITHIN THE NON-RESIDENTIAL STREET YARD ALONG SOUTH PEORIA AVENUE.

EXHIBIT
FOR
COUNTY BOARD OF ADJUSTMENT
MASTER DEVELOPMENT PLAN
FOR
LOT 1 IN BLOCK 1
OF
'HOLY APOSTLES CHURCH'
SECTION 24, T-17-N, R-12-E
TULSA COUNTY, OKLAHOMA

0 60 120
SCALE IN FEET

SACK AND ASSOCIATES, INC.

BEFORE YOU DIG
CALL OKIE
(918) 522-6543

Tulsa County Clerk - CARLENE WILSON
Doc # 2006015309 Pages 1
Receipt # 844579 02/09/06 08:39:17
Fee: 15.00

5954

FINAL PLAT

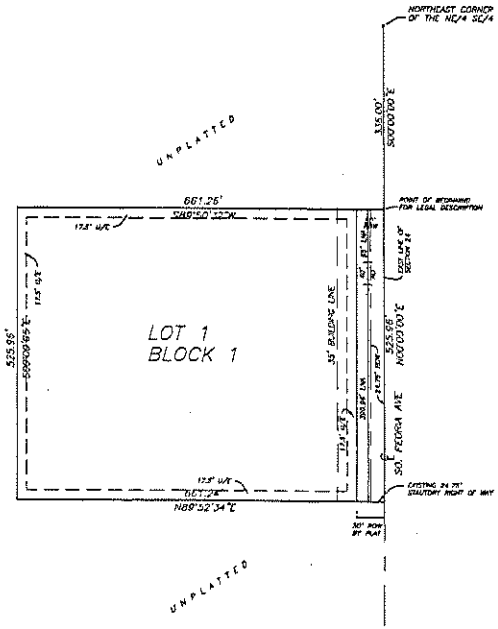
HOLY APOSTLES CHURCH

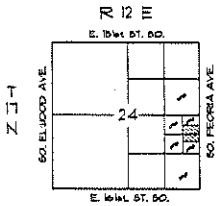
AN ADDITION IN TULSA COUNTY, OKLAHOMA
A SUBDIVISION IN THE NE 1/4 OF THE SE 1/4
OF SECTION 24, T-17-N, R-12-E OF THE I.B.&M.

ENGINEER/SURVEYOR:
HOWARD CONSULTING
13520 W. 12th ST. SO.
OKTAHA, OKLAHOMA 74450
918-696-0864
C.A. NO.: 3545
EXP. DATE: 6/30/07

OWNER:
HOLY APOSTLES ORTHODOX CHRISTIAN
CHURCH OF TULSA, OKLAHOMA INC.
P.O. BOX 4484
TULSA, OK. 74159-0484
918-809-7633
CONTACT: JOHN BAMES

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on DEC 6 7 2006
Chairman
This approval is valid if this plat is not filed in the Office of the County Clerk on or before DEC 6 7 2008
Secretary
Chief County/Area Engineer





LOCATION MAP

SUBDIVISION CONTAINS
1 LOT
7.38 ACRES
October 12, 2005
D:\HOLYAPC.DWG

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, Carlene Wilson, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the _____ day of _____
Carlene Wilson, Tulsa County Clerk

_____
Deputy

LEGEND

B.L.	BUILDING LINE
C.L.	CENTER LINE
U/E	UTILITY EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
R.O.W.	DEDICATED ROAD RIGHT-OF-WAY

ADDRESS: 15710 SO. PEORIA AVE.
BIXBY, OK. 74008

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF SAID SECTION 24, ASSUMED N00°00'00"E

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $_____ per trust receipt no. _____ to be applied to 20__06 taxes. This certificate is NOT to be construed as payment of 20__06 taxes in full but is given in order that this plat may be filed on record. 20__06 taxes MUST exceed the amount of the security deposit.

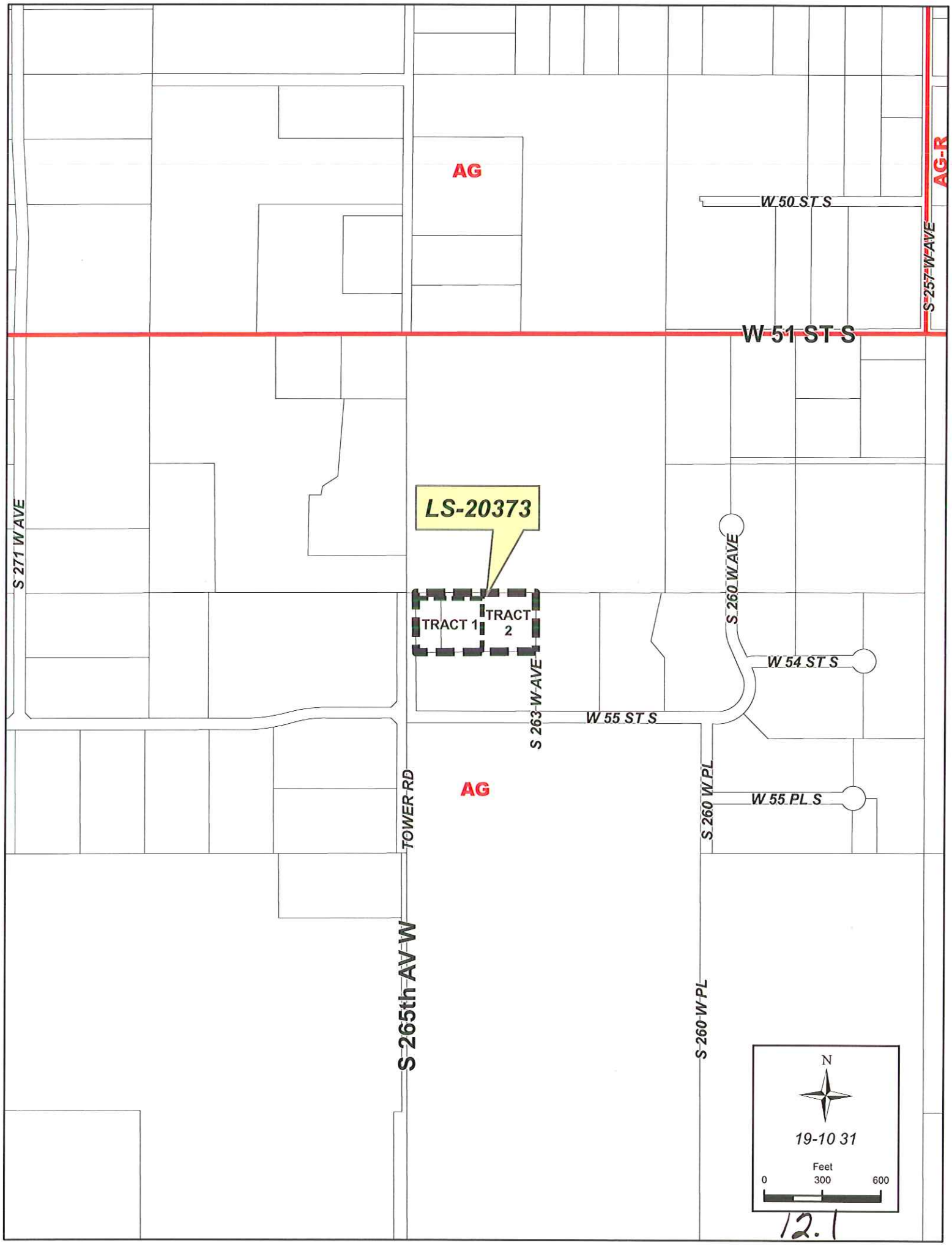
Dated 06-Feb-06
Dennis Semas
Tulsa County Treasurer
By _____
Deputy

RECEIVED
DEC 22 2005
Tulsa Metro. Area Planning Comm.

HOLY APOSTLES CHURCH
OCTOBER 12, 2005
SHEET 1 OF 2

PLAT NO.	PAGE
5954	1 of 2

5.11


AG
AG-R
W 50 ST S
S 257 W AVE
W 51 ST S
LS-20373
TRACT 1
TRACT 2
S 271 W AVE
S 260 W AVE
W 54 ST S
S 263 W AVE
W 55 ST S
TOWER RD
AG
S 260 W PL
W 55 PL S
S 265th AV W
S 260 W PL
N
19-10 31
Feet
0
300
600

12.1

W 50 ST S
S 257 W AVE
W 51 ST S
S 271 W AVE
LS-20373
TRACT 1
TRACT 2
S 260 W AVE
W 54 ST S
S 263 W AVE
W 55 ST S
TOWER RD
W 55 PL S
S 260 W PL
S 265th AV W
N
19-10 31
Feet
0
300
600
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

12.2

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

May 19, 2010

LS-20373 Harden & Associates (Mike Marrara) (9031) (AG) (County)
North of the Northeast corner of West 55th Street South and South 265th West Avenue

The Lot-split proposal is to split 2.11 acres +/- from an existing 4.33 acre +/- tract creating a 2.12 acre +/- remainder tract. The related Lot-Combination is found on the Consent Agenda as LC-249. The proposed tracts meet the RS-3 bulk and area requirements of the City of Tulsa Zoning Code.

One of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their May 6, 2010, meeting.

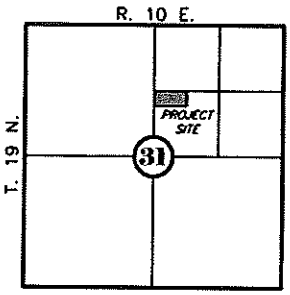
Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.

LOT SPLIT EXHIBIT

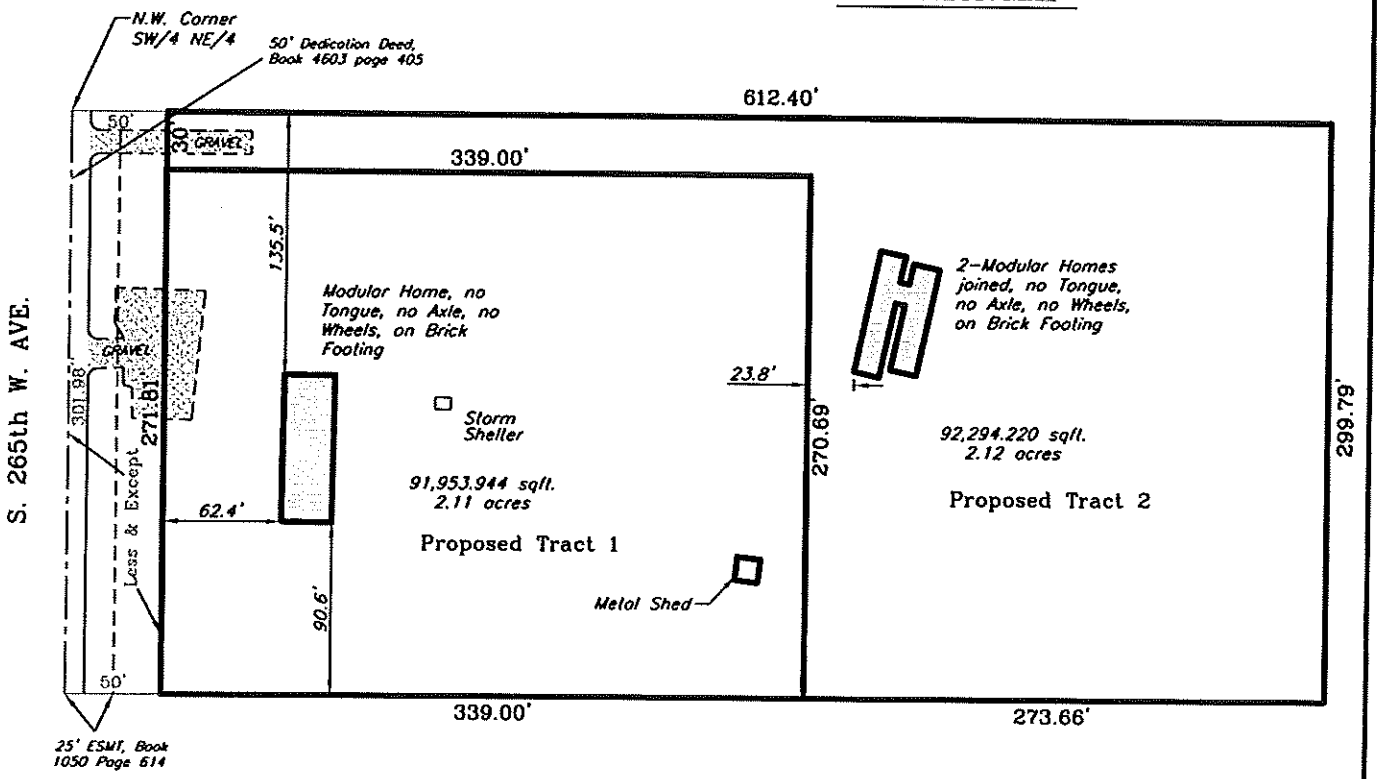
N
W E
S

0 100
SCALE

PROJECT NO.: 103692
ADDRESS: 5425 SOUTH 265th WEST AVENUE
DATE PREPARED: 04/26/2010



LOCATION MAP



Note: See attached exhibit for Legal Descriptions

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC

2001 South 114th East Avenue
Tulsa, Oklahoma 74128

(918) 234-4859 Office
(918) 437-5551 Fax

Certificate of Authorization No. 4656

Expires June 30, 2011

12.4

Existing Undivided Tract:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Ten (10) Ease of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon, and being more particularly described as follows:

BEGINNING at the Northwest corner of the SW/4 of the NE/4; Thence S 89°48'39" E on the North line of said SW/4 NE/4 a distance of 662.40 feet: Thence due South a distance of 299.79 feet; Thence due West a distance of 662.66 feet; Thence N 0°02'59" E on the West line of said SW/4 NE/4 a distance of 301.98 feet to the Point of Beginning, LESS AND EXCEPT the West 50 feet thereof.

Proposed Tract 1:

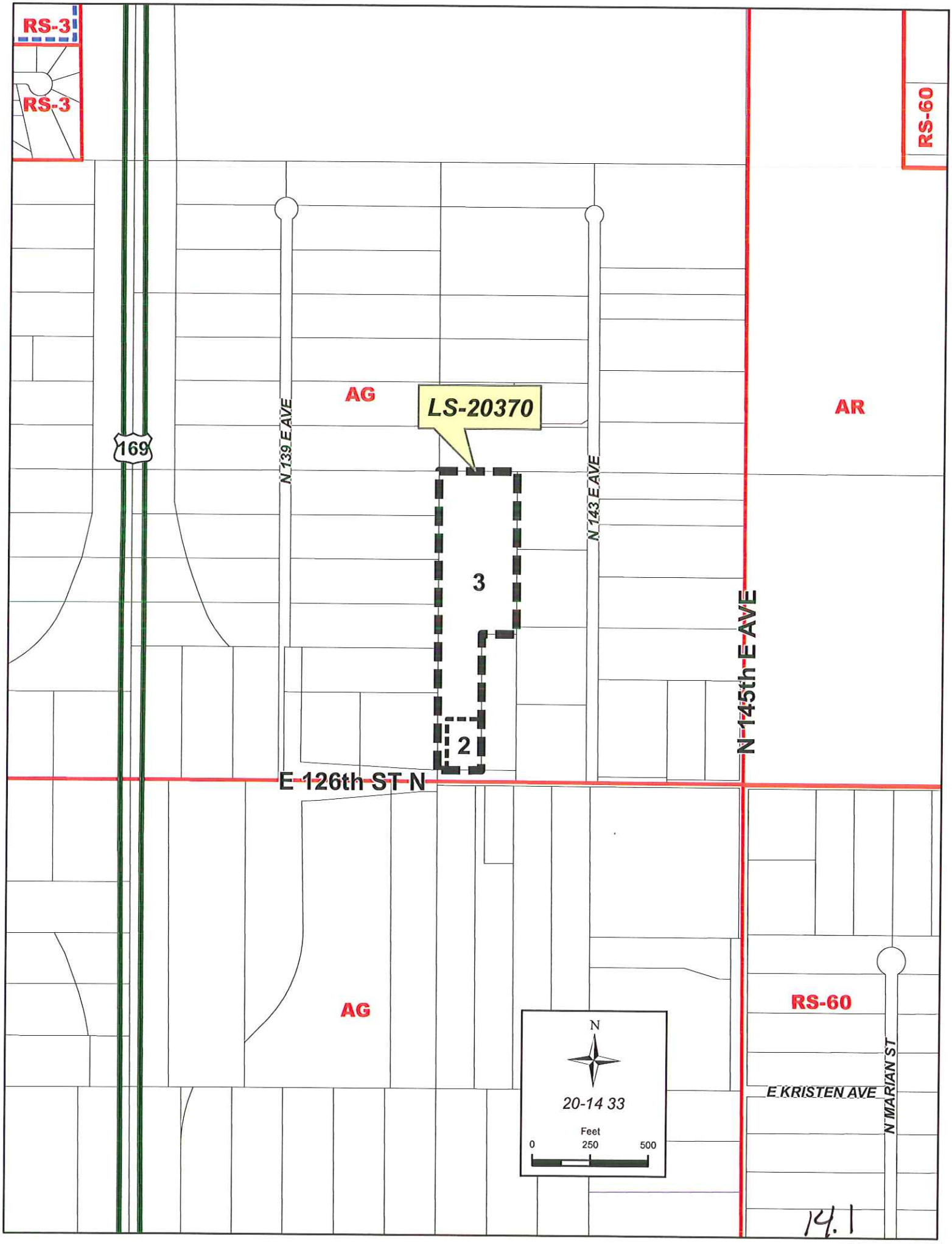
A tract of land in the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Ten (10) Ease of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon, and being more particularly described as follows:

Commencing at the Northwest corner of the SW/4 of the NE/4; Thence S 0°02'59" W along the West line of said SW/4 NE/4 a distance of 30.00 feet; Thence S 89°48'39" E a distance of 50.00 feet to the Point of Beginning; thence continuing S 89°48'39" E a distance of 339.00 feet; Thence S 0°02'59" W a distance of 270.69 feet; Thence due West a distance of 339.00 feet; Thence N 0°02'59' E a distance of 271.81 feet to the Point of Beginning.

Proposed Tract 2:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Nineteen (19) North, Range Ten (10) Ease of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereon, and being more particularly described as follows:

BEGINNING at the Northwest corner of the SW/4 of the NE/4; Thence S 89°48'39" E on the North line of said SW/4 NE/4 a distance of 662.40 feet: Thence due South a distance of 299.79 feet; Thence due West a distance of 273.66 feet; Thence N 0°02'59" E a distance of 270.69 feet; Thence N 89°48'39" W a distance of 389.00 feet to the West line of said SW/4 NE/4; Thence N 0°02'59" E along said West line a distance of 30.00 feet to the Point of Beginning, LESS AND EXCEPT the West 50 feet thereof.


RS-3
RS-3
RS-60
AG
LS-20370
AR
169
N 139 E AVE
N 143 E AVE
3
2
N 145th E AVE
E 126th ST N
AG
RS-60
N
20-14 33
Feet
0
250
500
E KRISTEN AVE
N MARIAN ST

14.1

LS-20370
169
N 139 E AVE
N 143 E AVE
3
2
E 126th ST N
N 145th E AVE
E KRISTEN AVE
N MARIAN ST
N
20-14 33
Feet
0
250
500
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

14.2

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

May 19, 2010

LS-20370 Mark Bradley Bickerstaff (2433) (AG) (County)
East of the Northeast corner of North 139th East Avenue and East 126th Street North

The Lot-Split proposal is to split .75 acres +/- from an existing 7.86 acre +/- tract resulting in a 7.11 acre +/- remainder tract. One of the resulting tracts does not meet the AG bulk and area requirements of the Tulsa County Zoning Code. This tract requires a variance of the minimum lot size (2 acres) and land area (2.1 acres) required in an AG district (Section 310) to permit a lot split via the County Board of Adjustment.

The County Board of Adjustment meeting date is 5/18/2010 and therefore a staff recommendation can not be made ahead of time until the County Board of Adjustment votes on the proposed variance.

One of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines. The County Engineer has no objection the waiver requested.

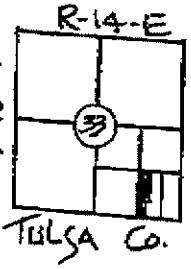
Staff has no objection to the waiver of more than three side lot lines.

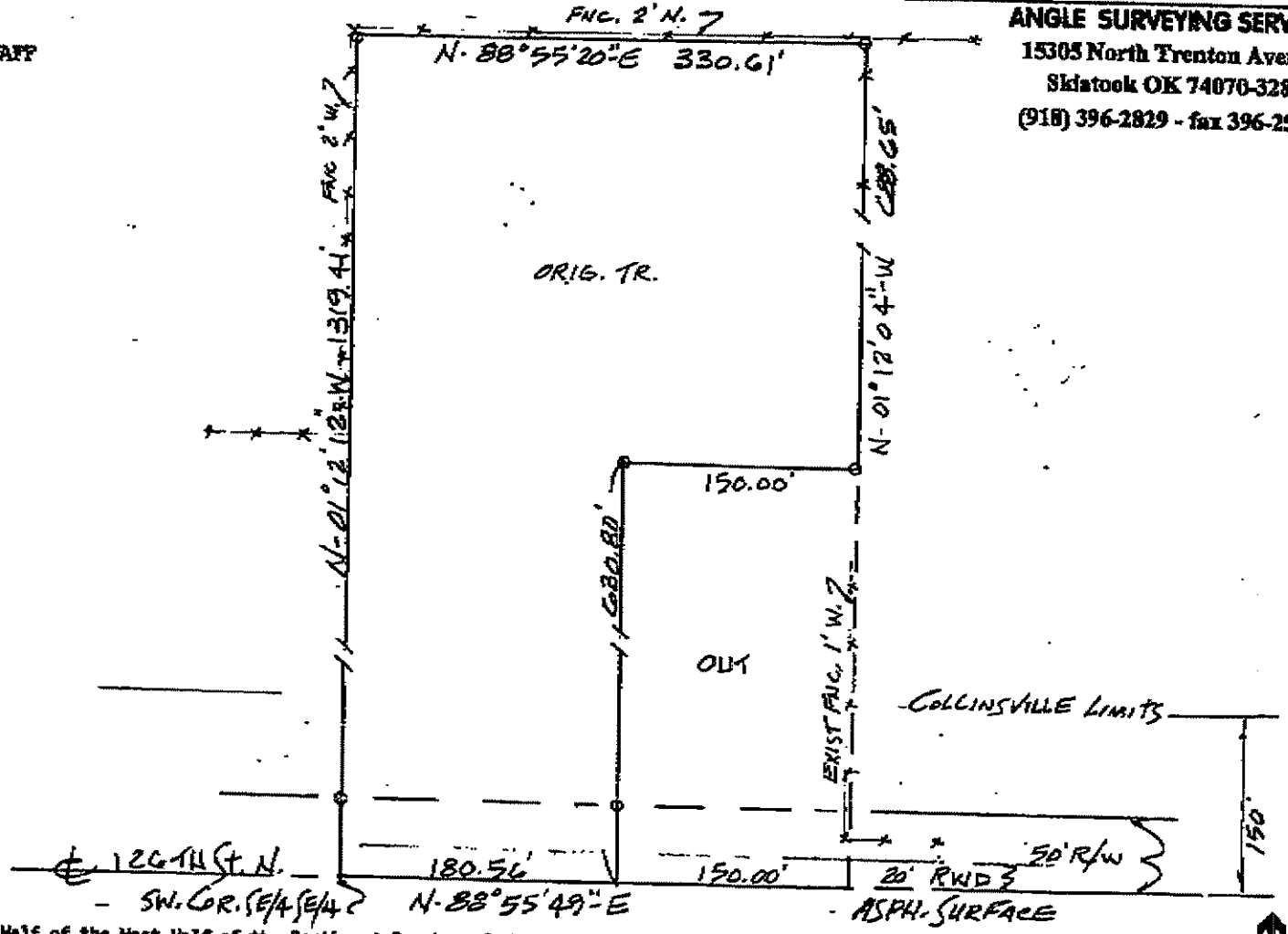
Exibit A.

PURPOSE:

FOR: BRAD BICKERSTAFF
OWASSO

ANGLE SURVEYING SERVICE
15305 North Trenton Avenue
Skiatook OK 74070-3289
(918) 396-2829 - fax 396-2529





LEGAL:

The West Half of the West Half of the Southeast Quarter of the Southeast Quarter (W½ W½ SE¼ SE¼) of Section 33, Township 22 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof, LESS AND EXCEPT the East 150.00 feet of the South 630.80 feet of the W½ W½ SE¼ SE¼ thereof.

LEGEND
0 = Set iron pin
Δ = Fd. iron pin
-x- = Fence

REGISTERED LAND SURVEYOR ENOCH COX P.L.S. 1286 OKLAHOMA

ENOCH COX, OKLAHOMA R.L.S. #1286

9/21/06 DATE

C.A. #2147

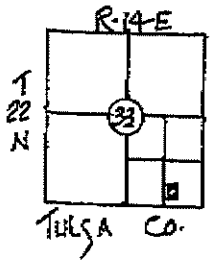
1/4.4

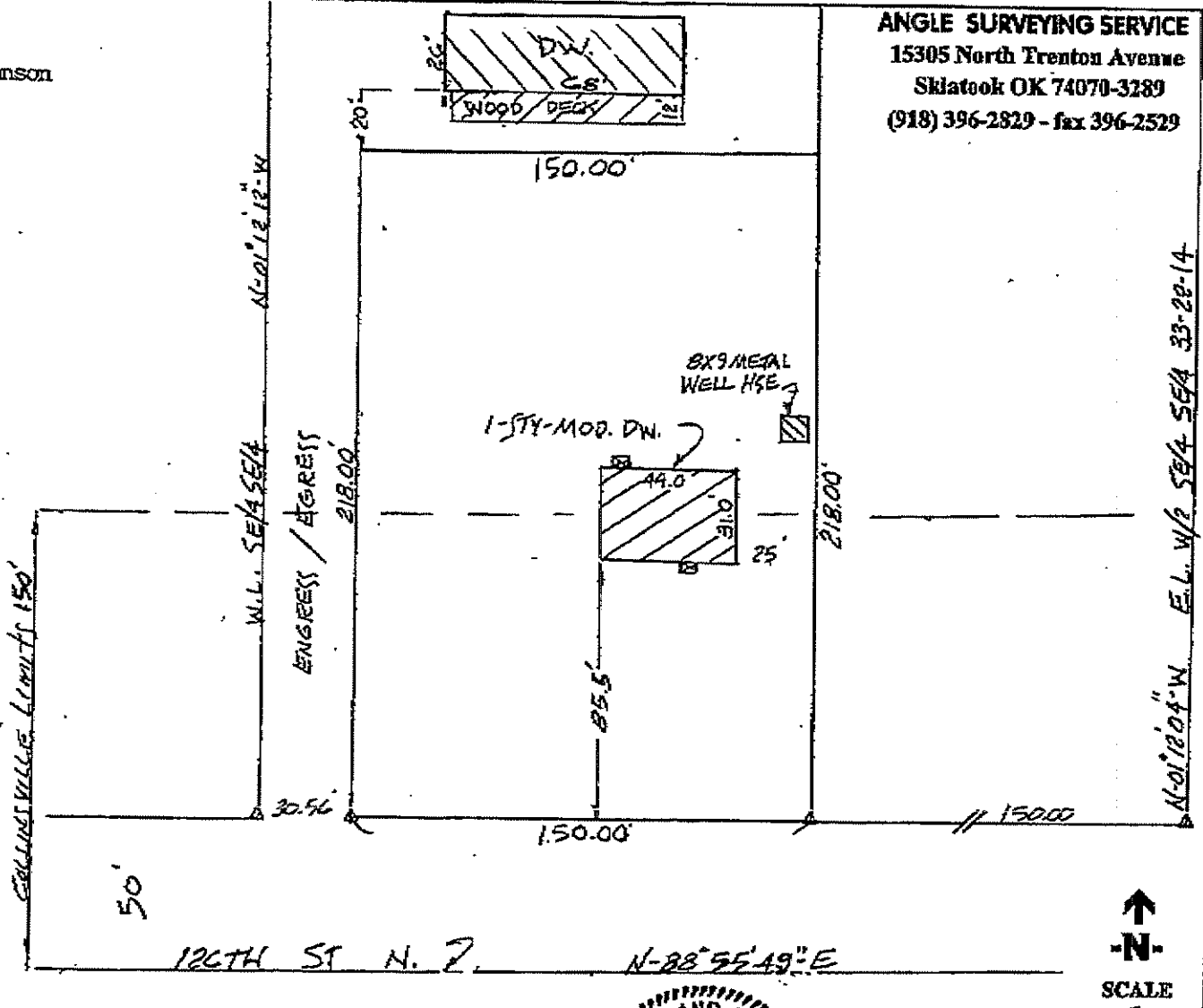
Exhibit B.

PURPOSE: Mortgage Survey

FOR: Sean and Jennifer Johnson
Collinsville

ANGLE SURVEYING SERVICE
15305 North Trenton Avenue
Skiatook OK 74070-3289
(918) 396-2829 - fax 396-2529





LEGAL: The West 150.00' of the East 300.00' of the North 218.00' of the South 268.00' of the W/2 W/2 SE/4 SE/4, Section 33, T-22-N, R-14-E, Tulsa County, State of Oklahoma.

Said tract containing 0.75 acres.

Known as 14131 East 126th Street North, Collinsville.

LEGEND
0 = Set iron pin
Δ = Fd. iron pin
-x- = Fence

REGISTERED LAND SURVEYOR ENOCH COX 286 OKLAHOMA

ENOCH COX, P.L.S. #286 — 6-18-09 DATE — C.A. #2147

1/4.5

Exibit C.

PURPOSE: Legal Description - Remaining Tract
Collinsville

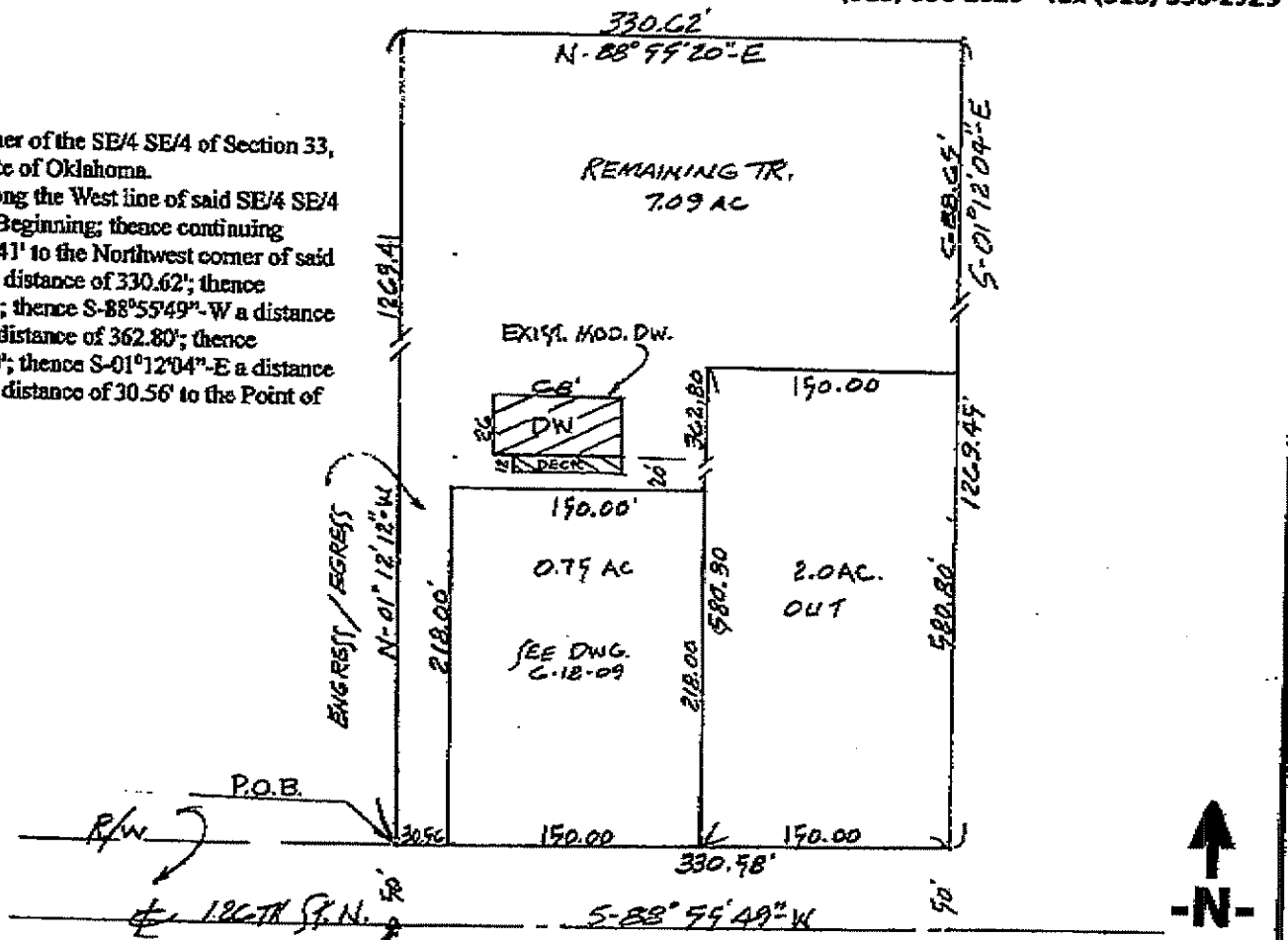
FOR: BRAD BICKERSTAFF
Owasso

ANGLE SURVEYING SERVICE
15305 North Trenton Avenue
Skiatook OK 74070-3289
(918) 396-2829 - Fax (918) 396-2529

LEGAL:

Commencing at the Southwest corner of the SE/4 SE/4 of Section 33, T-22-N, R-14-E, Tulsa County, State of Oklahoma.

Thence N-01°12'12"-W along the West line of said SE/4 SE/4 a distance of 50.00' to the Point of Beginning; thence continuing N-01°12'12"-W a distance of 1269.41' to the Northwest corner of said SE/4 SE/4; thence N-88°55'20"-E a distance of 330.62'; thence S-01°12'04"-E a distance of 688.65'; thence S-88°55'49"-W a distance of 150.00'; thence S-01°12'04"-E a distance of 362.80'; thence S-88°55'49"-W a distance of 150.00'; thence S-01°12'04"-E a distance of 218.00'; thence S-88°55'49"-W a distance of 30.56' to the Point of Beginning.



LEGEND
0 = Set iron pin
Δ = Fd. iron pin
-x- = Fence

ENOCH COX, P.L.S. #286 — 4-12-2010 DATE — C.A. #2147

14.6